

2002 October 29

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2002 October 29 at 7:30 p.m.

PRESENT: Acting Mayor, Councillor G.R. Begin (In the Chair)
Councillor D.G. Evans
Councillor N. C. Harris
Councillor D.N. Johnston
Councillor C.M.H. Redman

ABSENT: His Worship, Mayor D.P. Drummond
Councillor D.R. Corrigan
Councillor B.K. Der
Councillor N. M. Volkow

STAFF: Mr. Jack Belhouse, Director Planning & Building
Ms. G. McCaskie, Administrative Officer I

The Public Hearing (Zoning) was called to order at 7:49 p.m.

Your Worship, the Advisory Planning Commission did not meet on 2002 October 17 to consider the rezoning applications on this agenda. The Commission was unable to achieve a quorum.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 37, 2002" - BYLAW NO. 11448

Text Amendment

The purpose of the proposed text amendment is to update and clarify portions of the zoning bylaw and to make other minor amendments to the bylaw.

There were no submissions received in connection with this rezoning.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Text Amendment, Bylaw No. 11448 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 31, 2002" - BYLAW NO. 11433

Rez. #02-24

4140 Dawson Street

Lot A, D.L. 119, Grp. 1, NWD 72376

From: M2 General Industrial District

To: CD Comprehensive Development District (based on C9 Royal Oak Commercial District, RM3 Multiple Family Residential District, Brentwood Town Centre Development Plan guidelines and in line with the development plan entitled "Dawson and Gilmore" prepared by Lawrence Doyle Architect Inc.)

The purpose of the proposed zoning bylaw amendment is for development of a mixed-use-low-rise development along Dawson Street with two high-rise apartment towers on the interior of the site.

Larry Doyle of Lawrence Doyle Architect Inc., Suite 200, 1450 Creekside Drive, Vancouver appeared before members of Council advising he was available to respond to questions regarding the application.

There were no further submissions received in connection with this rezoning.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to rezoning #02-24, Bylaw No. 11433 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 32, 2002" - BYLAW NO. 11434

Rez. #01-07

8980 Fraserwood Court

Strata Lots 1 to 20, D.L. 161, Grp. 1, NWD Strata Plan LMS 2112

From: M2 and M2 "r" General Industrial District

To: CD Comprehensive Development District (based on M5 and M5"r" Light Industrial District and in accordance with the development plan entitled "Fraserwood Corporate Centre - M5 Zoning" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit business and professional offices as a principal use on the site.

Robert Clarke, 1-8980 Fraserwood Court, Burnaby appeared before members of Council advising he was the elected spokesperson for Fraserwood Corporate Centre and was available to respond to questions regarding the application.

There were no further submissions received in connection with this rezoning.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

2002 OCTOBER 29

"THAT this Public Hearing relating to Rezoning #01-07, Bylaw No. 11434 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 33, 2002" - BYLAW NO. 11435

Rez. #02-21

Ptn. of 8545 North Fraser Way

Portion of Parcel "A", D.L. 155, Grp. 1, NWD LMP 43747

From: CD Comprehensive Development District (based on the Big Bend Development Plan Business Centre designation)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and Glenwood Industrial Estate Concept Plan and in accordance with the development plan entitled "MJA Film Studio" prepared by R. Fung and Associates Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a film production studio facility.

Bob Landucci, President of Anthem Industrial Limited and owner of 5600 Riverbend Business Park and Burnaby Business park appeared before members of Council expressing compliments to city staff, Planning and Engineering Departments in allowing flexibility with this application in order to accommodate relaxations for the use of the area. Mr. Landucci commented that significant improvements to the Bryne Road area evident with the location of the MJA Film Studios and would encourage further development of this kind in the area.

Wolf Isachsen, MJA Film Studio, 4961 Bryne Road, Burnaby appeared before members of Council as the appointed representative from MJA Studios and advised he was available to respond to questions regarding the application.

There were no submissions received in connection with this rezoning.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to rezoning #02-21, Bylaw No. 11435 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 2002" - BYLAW NO. 11436

Rez. #02-28

4260 Still Creek Drive

Lot "B", D.L.'s 69 & 70, Grp. 1, NWD LMP 7609

From: CD Comprehensive Development District (based on M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park, and in accordance with the development plan entitled "SuperPages Channel Letter Sign" prepared by Atomic Sign Productions Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit relocation of a skysign.

Fiona Marsh, Dynpro Group, 1319 - 128A Street, Surrey, B.C. appeared before members of Council advising she was available to respond to questions regarding the application.

There were no submissions received in connection with this rezoning.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to rezoning #02-28, Bylaw No. 11436 be now terminated."

CARRIED UNANIMOUSLY

Item 6 was withdrawn and will appear on the November 26 Public Hearing Agenda.

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 36, 2002" - BYLAW NO. 11438

Rez. #02-36

Ptn. of 4800 Kingsway

Ptn. of Lot 2 Except: Part Subdivided by Plan 80588, D.L.'s 32, 152 & 153, Grp. 1, NWD 80573

From: CD Comprehensive Development District (based on C3 General Commercial District)

To: Amended CD Comprehensive Development District (based C3a General Commercial District and in accordance with the development plan entitled "VQA" prepared by False Creek Design Group)

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a wine store.

There were no submissions received in connection with this rezoning.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to rezoning #02-36, Bylaw No. 11438 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:00 p.m.

Confirmed:

Certified Correct:

Guy Bégin
MAYOR

Gm' Caselli
ADMINISTRATIVE OFFICER I